



**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 2, 2009, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance: Chris Anderson (Arr 7:35) Kathy S. Finley Bob Hailey
Eb Hogervorst Kristi Mansolf Jim Piva
Paul Stykel Angus Tobiason Richard Tomlinson

Excused Absence: Torry Brean, Matt Deskovick, Dennis Sprong

Absent: Chad Anderson, Katherine L. Finley, Dennis Grimes

As the Chair was expected to arrive late and Vice Chair would be absent, the Secretary called for a Chair Pro Temp to run the meeting until the Chair arrived. Upon opening nominations, Ms. Mansolf nominated Jim Piva. The nomination was seconded. Nominations were closed. The vote was unanimous by all present, with Chad Anderson, Chris Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

Jim Piva, Chair Pro Temp, acted as the Chair of the meeting under Chair Chris Anderson arrived.. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

- ITEM 1: The Chair Called the Meeting to Order at 7:15 p.m.**
- ITEM 2: Pledge of Allegiance**
- ITEM 3: The Secretary Determined a Quorum was Present**
- ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Matt Deskovick and Dennis Sprong had excused absences.**
- ITEM 5: Approval of Order of the Agenda (Action)**

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Kathy S. Finley, the Motion **passed 8-0-0-0-7**, with Chad Anderson, Chris Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

- ITEM 6: Roberts Rules of Order – Rules of Parliamentary Procedure to be Followed during Meeting. The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair)**

The Chair said Roberts Rules of Order govern how the RCPG meetings are conducted. The Brown Act defines how the public participates in the meeting.

- ITEM 7: ANNOUNCEMENTS & Correspondence Received (Chair)**

Ms. Mansolf announced that the GP Update DEIR is out for public review. Deadline for public comment is August 31, 2009. The Highland Valley Ranch project Major Use Permit, mitigated negative declaration will be out for public review for 30 days at the end of July.

ITEM 8: APPROVAL OF MINUTES 6-4-09 (Action)

MOTION: TO APPROVE THE MINUTES OF JUNE 4, 2009.

Upon motion made by Angus Tobiason and seconded by Bob Hailey, the Motion **passed 8-0-0-0-7**, with Chad Anderson, Chris Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

**ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda
(No Presentations on Ongoing Projects – These Must be Agendized)**

ITEM 10: SUBCOMMITTEE REPORTS

10-A: SOUTH (Hailey) (No Business)

10-B: WEST (Mansolf) (Action Item)

**10-B-1: AD09-025, Proposed 1196 Sq. Ft. Second Dwelling Unit at
16650 Highland Valley Rd. Pecoraro, Owner. 8.69 Acres**

Ms. Mansolf gave the West Subcommittee report. Mr. Giuliani had presented the project. The property is 8.69 acres. In 2002, it was rezoned by the County to 1 dwelling unit per 10 acres as a result of GPA 96-03, the Ag 20 lawsuit. Prior to the rezone in 2002, a second dwelling unit would have been allowed by right. The existing driveway will be used for the second dwelling unit. 1200 sq. ft. maximum is allowed and 1196 is proposed (1/3 of the primary dwelling). The color will match the house. The door can't face the street. The property line setback with the new fire code is 30 feet. The setbacks will be met.

MOTION: TO APPROVE.

Upon motion by Angus Tobiason and seconded by Bob Hailey, the Motion **passed 8-0-0-0-7**, with Chad Anderson, Chris Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

10-C: EAST (Kathy S. Finley)(No Business)

10-D: PARKS (Tomlinson) (Action Item)

**10-D-1: PLDO Project – Lighting at Pony Baseball Field. Consideration
of Placement on Ramona PLDO Project List**

Mr. Tomlinson said that the Parks Subcommittee wanted more information on the PLDO project. The item was tabled until August.

MOTION: TO TABLE UNTIL THE AUGUST MEETING.

Upon motion made by Richard Tomlinson and seconded by Kathy S. Finley, the Motion **passed 8-0-0-0-7**, with Chad Anderson, Chris Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis

Grimes and Dennis Sprong absent.

10-E: AHOPE (Grimes) (No Business)

10-F: GP Update Plan (Anderson) (Action Items) – Taken out of order due to Ms. Anderson not being in attendance when the items came up on the agenda:

10-F-1: GP Update, Ramona Community Plan Document. Staff Recommendations and Policies (w/T&T)

10-F-2.:Report on Interest Group Meeting 6-30 and Steering Committee Meeting 6-27

10-G: CUDA (Brean)(Action Item)

10-G-1:TM 5537, Proposal to Subdivide 2.09 Acres into 10 Lots. F Street Major Subdivision, 310 East E St. Bruckart, Project Representative (Wilson, Owner) (w/T&T)

As Mr. Brean was absent, Ms. Mansolf brought forward information from CUDA. CUDA denied the project due to the applicant not being in attendance to answer questions.

Mr. Piva said T&T denied it for the same reason.

Ms. Mansolf said the proponent was notified of the meetings, but said neither he nor the owners would be in attendance to any of the meetings. He had come to the RCPG in 2007, waited until 12 for the item to be heard, and then it wasn't approved. Ms. Mansolf had correspondence with the DPLU planner to see if our concerns from 2007 were addressed. We had questions on the reason for the wall; would the wall be landscaped; if landscaped, who would maintain the landscaping; who will maintain the pathway; what would happen to the water that drains offsite? Two neighbors came to the meeting in 2007 with concerns about drainage as there were already problems.

The planner said there would be a noise wall 4 feet high and a retaining wall 5 to 7 feet high. There will be landscaping on the noise wall along Third St., maintained by the property owners, and an encroachment permit will be required from DPW and possibly a maintenance agreement to ensure long-term maintenance. There will be bioswales for drainage and water draining will go under the retaining wall. The item is going to the Planning Commission on July 10 or 17. The RCPG never approved or denied the project.

Mr. Hailey wanted to table the project.

Ms. Mansolf said if the Planning Commission approves it, we won't see it again.

Ms. Anderson arrived at 7:35 and took over as Chair.

The Chair said that we asked for information on the project and we have questions. She asked if the item had been approved previously?

Ms. Mansolf said CUDA and T&T approved it previously, but the RCPG did not and sent comments.

The Chair said the proponent isn't here even though he was asked him to be here. If we table the item, we aren't sending any message to the Planning Commission. We need to be clear about why we are denying it if we deny it.

MOTION: ALL OTHER INDICATORS POINT TO THIS BEING A FAVORABLE PROJECT FOR THE COMMUNITY. HOWEVER, WE REQUESTED THE PROPONENT TO ATTEND THE SUBCOMMITTEES AND RCPG MEETINGS IN 2009 AND HE REFUSED TO ATTEND THE MEETINGS OR ADDRESS OUR CONCERNS. THEREFORE, BASED ON OUR CONCERNS WITH OFFSITE AND ONSIDE DRAINAGE AND THE HEIGHT AND APPEARANCE OF THE WALL, AND THE LACK OF A BODY TO ENFORCE THE LANDSCAPE MAINTENANCE FOR THE WALL, AND NO EXPLANATIONS, WE FEEL THIS PROJECT SHOULD BE DENIED UNTIL OUR CONCERNS ARE FULLY ADDRESSED.

Upon motion made by Bob Hailey and seconded by Kathy S. Finley, the Motion **failed 7-2-0-0-6**, with Eb Hogervorst and Angus Tobiason voting no, and Chad Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

MOTION: TO SEND COMMENTS.

Upon motion made by Kristi Mansolf and seconded by Kathy S. Finley, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

10-F: GP Update Plan (Anderson) (Action Items) – Taken out of order due to Ms. Anderson not being in attendance when the items came up on the agenda:

10-F-1: GP Update, Ramona Community Plan Document. Staff Recommendations and Policies (w/T&T)

10-F-2: Report on Interest Group Meeting 6-30 and Steering Committee Meeting 6-27

The Chair reported on the Interest Group and Steering Committee meetings. It was determined at the Interest Group meeting that the GP Update would have 15,000 units less than the current General Plan. The current General Plan is parcelization based and topography was not taken into account when it was done. There were 2 and 4 acre minimum lot sizes that would never be achieved. Ramona has lands that are not developable.

Mr. Tobiason said Montecito Ranch was upzoned.

The Chair said that they are being allowed the same number of units as before.

The Chair talked about the Implementation Plan of the GP Update. Implementation is flexible and will be reviewed and updated annually. These items are not as time sensitive as the other components of the GP Update which won't change until the next Plan is written. The Chair introduced the other components of the GP Update. The CD has links not available on the County website that can link to every document available.

Regarding the Housing Element, 90 to 95 percent of the density is in place at the County. Our Housing Element was submitted at the end of 2008 and not accepted by the State. The Chair asked the County to extract 10 percent of the density and put it in a matrix.

There are new laws that have come about due to global warming that affect the GP Update.

The Specific Planning Area designation is gone in the new plan. However, the Specific Planning

Area process is not gone so that we can still get parks and other things to offset impacts.

Package treatment plants for wastewater were discussed. The Interest Group requested someone come and speak on this issue. These systems can be used in place of septic for a 5,000 sq ft lot. The next Interest Group and Steering Committee meetings will be after the comment period closes for the DEIR. The DEIR has a public review period of 60 days.

The Chair talked about AB 580, which offers relief to residents with septic systems from AB 885. AB 580 contains stipulations that only failing systems will have to be redone, minimizing costs to homeowners. Septic systems will be placed in regulatory tiers. AB 580 will be more functional and equitable for the State.

Speaker: George Boggs, Ramona Resident

Without relief to the strict septic requirements that are currently going to be going into effect, people in the Acres septic systems won't pass inspection and they will have to hook up to the sewer. The Santa Maria Treatment Plant is at capacity. The RWQCB is starting to take notice on this. We need land for sprayfields. If there is a package treatment plant, an entity has to oversee it.

The Chair talked about conservation subdivisions and equity mechanisms, PDR's, and TDR's. The County will only support ag equity mechanisms. The Chair would like to invite 2 experts to speak at an upcoming GP Update meeting for the RCPG.

10-H: Transportation/Trails (Piva)(Action Items)

10-H-1:Update on Public Transit in Ramona, L. Connelly – Addressed at T&T

10-H-2:TM 5537, Proposal to Subdivide 2.09 Acres into 10 Lots. F Street Major Subdivision, 310 East E St. Bruckart, Project Representative (Wilson, Owner) (w/CUDA)

10-H-3:GP Update, Ramona Community Plan Document. Staff Recommendations and Policies, Circulation and Mobility (w/GP Update)

10-H-4:County Public Road Standards – Not Addressed

10-H-5:Ad Hoc Committee to Meet with SDG&E Representatives Regarding SDG&E Power Poles in the Road Right of Way – Designation of Participants (Taken out of order)

10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board – Not Addressed

10-J: TOWN CENTER COMMITTEE (Brean, Stykel) Update on Town Center Committee Meetings – Report to RCPG

Mr. Stykel said that Howard Blackson will be conducting a 3-day seminar in Ramona in August on a Friday, Saturday, and Sunday, at the Community Center, to give the community the opportunity to come together over the future design of the Town Center. Standards will be worked on and concepts such as the walkable community concept will be considered. Community support is needed.

The Chair said that this will be a visionary type of seminar, working on a guide to shoot toward in the next 30 to 50 years. Ramona needs standards. Now Ramona has guidelines, which are not as strong as standards.

ITEM 11: OTHER BUSINESS (Chair)

- A. **PAA 09-001, Ramona Retail Center. Hwy 67 at Ramona Maria Lane – Status (Possible Action)** – The Chair said Steve Powell and Carol Fowler have been designated by the Village Design Committee to be representatives for the Ramona Retail Center Committee.
- B. **RCPG Attire, Logo and Visionary Statement**

MOTION: TO APPROVE THE LOGO.

Upon motion made by Jim Piva and seconded by Eb Hogervorst, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

10-H-5:Ad Hoc Committee to Meet with SDG&E Representatives Regarding SDG&E Power Poles in the Road Right of Way – Designation of Participants
(Taken out of order)

Ms. Mansolf said an inquiry was made to the County to see if RCPG members could meet with SDG&E to identify issues prior to having a public meeting. No answer has been received.

Mr. Piva brought forward the members interested in serving on the committee from T&T. No RCPG members were brought forward to serve on the committee. The Chair said an RCPG member must chair the committee. Mr. Piva suggested Mr. Hogervorst serve as the RCPG representative.

MOTION: TO DESIGNATE EB HOGERVORST AS CHAIR OF THE COMMITTEE, CARL HICKMAN AS THE REPRESENTATIVE FOR T&T, WITH DAN SCHERER AS ALTERNATE AND JOE CAHAK AS A MEMBER.

Upon motion made by Jim Piva and seconded by Bob Hailey, the Motion **passed 9-0-0-0-6**, with Chad Anderson, Torry Brean, Matt Deskovick, Katherine L. Finley, Dennis Grimes and Dennis Sprong absent.

ITEM 12: ADMINISTRATIVE MATTERS (Chair)

- A. **Names Submitted for New Subcommittee Members (Action)** – None
- B. **Agenda Requests** – None
- C. **Concerns of Members** – Some members expressed concern that some RCPG members were missing meetings consistently, and that 1 or 2 members hadn't been heard from regarding their absence. The Chair said to show excused and unexcused absences in the minutes, and to put this item on the next agenda.

ITEM 13: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

**Notice of Regular Meeting
County of San Diego Cuyamaca Sponsor Group
P.O. Box 100 Julian, California 92036**

Date: August 11, 2009

Place: Cuyamaca Volunteer Fire Station

Time: 6:30

RECEIVED

AUG 03 2009

San Diego County
DEPT. OF PLANNING & LAND USE

Tentative Agenda

1. Determination of Quorum & Call to Order

- | | |
|-----------------|----------------------|
| 1. Bob Martin | 5. Kathy Goddard |
| 2. Betty Gibson | 6. Tom Sacksteder |
| 3. George Merz | 7. Melinda Trizinsky |
| 4. vacant | |

2. Review & approval of this agenda

3. Review & approval of minutes of April 14, 2009

4. Hearing of the public, items on the agenda

5. Group Business

- A. Consideration of seat #4
- B. Correspondence

6. New Business

- A. Review of Cuyamaca Fire Station Site Plan Modification S85-074W1
- B. Park Land Dedication Ordinance funds priority list

7. Old Business

- A. Review of San Diego County DPLU General Plan, & draft Environmental Impact Report

8. Presentations from the floor, non-agenda items. Opportunity for

the public to address any topic within the Sponsor Group not on today's agenda.

9. Next meeting October 13, 2009

10. Adjournment

San Diego County requires Sponsor Group members to be adults who are registered voters that either reside within the sponsor group boundaries or who own property in the sponsor group boundaries.

The final agenda will be posted on the bulletin board at the Lake Cuyamaca Restaurant and the Julian Post Office 72 hours prior to the Sponsor Group meeting.

Information 765-2809